GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Nellore Municipal Corporation – Change of land use from Public and Semi-public use to Residential use in Sy.No.1210 of Nellore Bit – II, Krishnapatnam Road, Nellore to an extent of Ac.3.89 cents applied by Sri T. Ramanaiah Naidu and others – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 231 **Dated: 19-10-2015**

Read the following:-

1. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.893/2014/G, Dated:17.02.2014.
2. Government Memo.No.3782/H1/2014, MA&UD(H1) Department, Dated:30.07.2014
3. From the EE, I&CAD, Nellore Central Division, Lr.No.EE/976M, Dated:22.08.2014
4. Government Memo No.3782/H1/2014, MA&UD (H1) Department, dated:04.10.2014.
5. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Letter No.1148/2014/G, Dated:26.03.2015.
6. Government Memo No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
7. Govt. Memo.No.3782/H1/2014, MA&UD (H1) Department Dated:15.04.2015.
8. Andhra Pradesh Gazette No.131, dated:27.04.2015.
9. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.1148/2014/G, Dated:16.09.2015.

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ORDER:

The draft variation to the land envisaged in General Town Planning Scheme, issued in reference 7th read above, was published in Extraordinary Andhra Pradesh Gazette No.131, Dt:27.04.2015. The Director of Town & Country Planning, Andhra Pradesh, Hyderabad in the reference 9th read above has informed that the Commissioner, Nellore Municipal Corporation has published the draft variation notification in two Daily News papers i.e., one in Eeeadu in Telugu version and one in Indian Deccan Chronicle in English version. On publication of notification, no suggestions / objections received from the public within the stipulated time and also informed that the applicant has paid an amount of Rs.4,78,500/- towards Development charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.
The Director Town and Country Planning, Andhra Pradesh, Hyderabad.
The Regional Deputy Director of Town Planning, Guntur.

(P.T.O.)

The Commissioner, Nellore Municipal Corporation, SPSR Nellore District.
Copy to:
The individual through the Municipal Commissioner,
Nellore Municipal Corporation, SPSR Nellore District.
The District Collector, SPSR Nellore District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the General Town Planning Scheme, the Master Plan of Nellore which was sanctioned in G.O.Ms.No.11, MA dated:07.01.2011, is proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site falling in Sy.No.1210 of Nellore Bit-II, Krishnapatnam Road, Nellore M.C, S.P.S.R. Nellore District, the boundaries given in the schedule below, which is presently earmarked for Public and Semi Public Use in the General Town Planning Scheme (Master Plan) of Nellore Town, sanctioned in G.O.Ms.No.11, MA, dated:07.01.2011 is now designated for Residential use by variation of change of land use and based on Council Resolution No.195, Dated:04.02.2014 as marked A to H in the revised part proposed land use Map in GTP No.01/2015/G, available in Municipal Office, Nellore, **subject to the following conditions; namely:-**

1. The Municipal Corporation, Nellore Municipal Corporation, insist the applicant to obtain No Objection Certificate from the District Collector, Nellore at the time of development of site and follow the conditions laid by Irrigation Authorities while taking up development.
2. The Municipal Commissioner, Nellore Municipal Corporation shall insist the applicant to provide necessary buffer along the water body on sides i.e. South & West as per G.O.Ms.No.168, MA&UD, Dated:07.04.2012 while taking of development of land / construction of building in the site under reference.
3. The Municipal Corporation, Nellore Municipal Corporation shall not permit the applicant for any development of land / construction of building without prior approval from the competent authority.
4. The applicant shall strictly follow conditions laid down by the Irrigation authorities while issuing the NOC to the instant proposal.
5. The applicant shall handover land affected in road widening if any, to the Municipal Corporation.
6. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
7. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

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8. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
9. The change of land use shall not be used as the proof of any title of the land.
10. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
11. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	100'-00' wide Krishnapatnam Road
East	:	Part Land in Sy.No.1210
South	:	Irrigation Channel
West	:	Canal & 60'-00" wide Road

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER